

**Sherry
FitzGerald**

For Sale

Asking Price:
€385,000

21 Brittas Bay Park
Brittas Bay
Co Wicklow
A67 DX71

BER C3



sherryfitz.ie



The exclusive gated development of Brittas Bay Park is home to 57 detached holiday homes within easy walking distance of the sandy dunes of the blue flag beach at Brittas Bay. The development also has a private clubhouse, tennis courts and open green areas.

Number 21, set in a quiet cul de sac is in pristine condition throughout. Comprising of an open plan kitchen, living and dining room, three bedrooms, master en-suite, main bathroom and two first floor attic rooms. The garden is south facing, and the property has a large wraparound deck, facing west, ideal for al fresco dining.

Brittas Bay is a popular summer destination and holiday homes in this area are much sought after. Even off season its an ideal escape from the hassle of daily life and a quiet, relaxing place to unwind. local amenities include bars and restaurants at Jack White's and Elephant and Castle, a convenience store and café. The larger towns of Wicklow and Arklow are a mere 10 to mins drive.



Accommodation

Kitchen, Living & Dining Room The open plan living, kitchen and dining room has polished tongue and groove timber flooring which continues throughout the ground floor bedrooms. The kitchen is fitted with high and low units and ample worktop space, integrated hob and oven, extractor and stainless-steel sink unit. Plumbing is in place for a washing machine and dishwasher.

The living space is bright and spacious with double patio doors leading to the decked area and features an inglenook fireplace with freestanding solid fuel stove beneath a timber mantle. The dining area has ample space for a dining room suite and there is a fully carpeted staircase to the first floor.

Master Bedroom The master bedroom is set to the rear of the property and has built in wardrobes and access to the ensuite.

En-Suite The ensuite shower room is fitted with a walk in shower unit with Triton electric shower, pedestal wash hand basin and WC.

Bedroom 2 The second spacious bedroom is timber floored and also has built in wardrobes.

Bedroom 3 Bedroom 3 is a single room, with timber flooring throughout.

Bathroom The main bathroom has a tiled floor and splashback and is fitted with a bath with telephone hand shower, a pedestal wash hand basin and WC.

Attic Room 1 The large attic space is fully carpeted, has angled ceilings, eaves storage and a Velux window.

Attic Room 2 The second fully carpeted attic space is flooded with natural light via the two Velux windows. The room has eaves storage to either side.

WC The first floor bathroom has a tiled floor and is fitted with a wash hand basin and WC.





Garden

Large south facing lawn to the rear with a timber shed for storage, spacious timber deck.

BER BER C3, BER No. 116328782

Special Features

- Within easy reach of many of Ireland's renowned golf courses including The European Club (2 km), Druids Glen (15km), Blainroe Golf Club (5km), Arklow & Woodenbridge (c.8 km).
- 5 minutes' walk from Brittas Bay Beach & only 5 minutes' drive from the M11 motorway to Dublin.
- Secluded & Gated development.
- Full time Caretaker.
- Just 8km from Arklow's shopping centre, supermarkets, restaurants, schools and all local amenities.
- Exceptional facilities on site, including 3 on-site tennis courts, a football pitch and volleyball court.

Services

- The water and sewerage to the property are on a private system within the development.
- Mains ESB.
- Management Fees are c. €2300 per annum and are payable on the 1st of March each year.



Directions

Eircode:

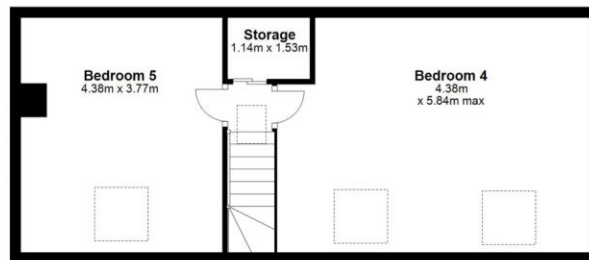
A67 DX71



Ground Floor



First Floor



Total area: approx. 122.1 sq. metres



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CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.
PSRA Registration No. 002183